

CITY OF MINNEAPOLIS

At a Glance: CARAG Neighborhood

Department of Regulatory Services

December 08, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

CARAG Profile

as of 12/04/14

Total Parcels

Parcels w/ land use detail	1394
Rental licenses	527
Parcels with Rental Licenses	529
Rental units	2621
Average rental units	4.97
Rentals / total residential	37.80%

All violations & police calls

<u>Parcels</u>	<u>Violations</u>
Interior violations	143
Exterior violations	134
Fire violations	45
Nuisance violations	283
All violations	490
Total police calls	535

Parcels with Serious Flags

<u>Past 2 years</u>	<u>Current</u>
VBR	04
Condemned	01
Illegal Occupancy	11
PPU	00
Good Cause 7+ scores	01
COP	06
Abate list	65 (6 months)

Rental Licenses by

<u>Unit Count</u>	<u>Count</u>	<u>%</u>	<u>%</u>
1	214	40.53%	40.53%
2	123	23.30%	63.83%
3	18	3.41%	67.24%
4-5	73	13.83%	81.07%
6-10	30	5.68%	86.75%
11-15	20	3.79%	90.54%
16-20	24	4.55%	95.09%
21-30	17	3.20%	98.29%
31+	09	1.71%	100.00%
Grand Total	528	100.0%	100%

Land Use Assessor

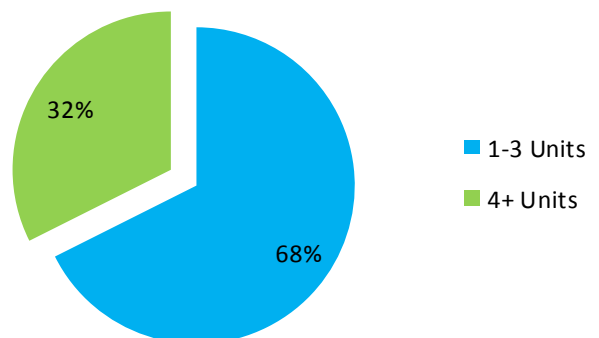
(when descriptions available)

<u>Count</u>	<u>%</u>
Vehicle Related Use	05
*Group Residence	03
*Mixed Comm., Res, Apt.	17
Office	14
Retail	17
Institution, School, Church	04
Comm. Work Shop	02
Comm. Area	05
Industrial warehouse/factory	00
Bar, Restaurant, Club, Entertain.	04
Utility	00
Public Accommodations	00
*Multi Family (Residential)	426
*Single Family (Residential)	847
Sport or Recreation Facility	01
Garage or Misc. Residential	36
Misc. Commercial	01
Vacant Land	12
Grand Total	1394

100.0

*Includes Residential Use

Rental License Breakdown by Paid Units



CARAG Demographic Profile

CARAG Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	6168	618	5925	2919	3248	3615	3442	173
Percentage	100.0%	10.0%	96.1%	47.3%	52.7%	100.0%	95.2%	4.8%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	5349	83	349	28	136	0	223
Percentage	86.7%	1.3%	5.7%	0.5%	2.2%	0.0%	3.6%

Data Source:	2008-2012 American Community Survey					2008-2012 American	2008-2012 American			
Category:	Education					Language	Income			
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	129	504	1353	1739	955	5413	505	1721	812	917
Percentage	3%	11%	29%	37%	20%	92%	9%	49.9%	23.5%	26.6%

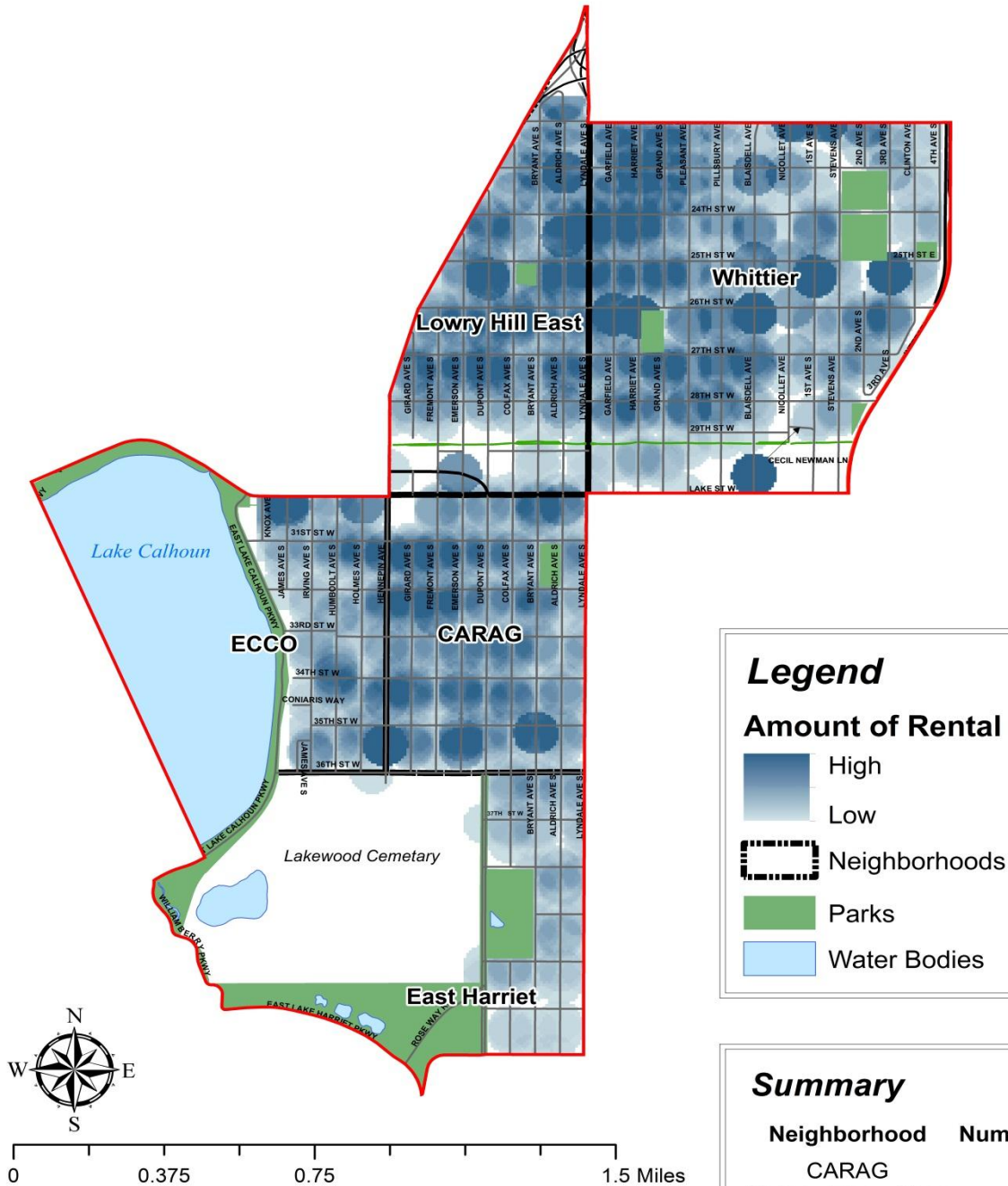
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

<http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>
 MN Compass

Ward 10 Rental Properties



Created by the
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Regulatory Services
Glendon Haslerud - Intern
December 18, 2014

CARAG Rental Properties



Summary

Neighborhood	Number of Rentals
CARAG	511
Ward 10 Total:	2446

Legend

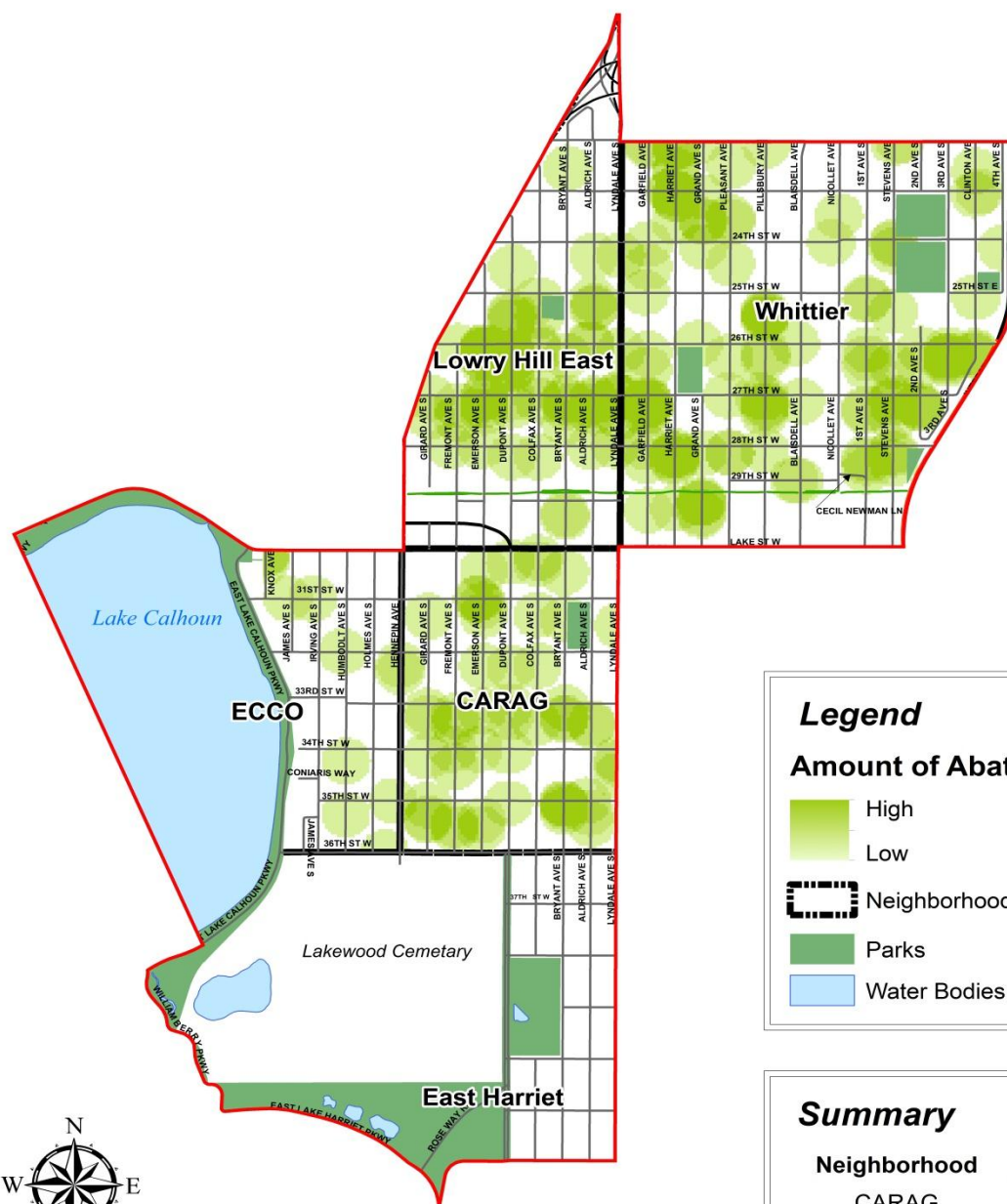
Paid Rental Units

- 1-7
- 7-17
- 17-37
- 37-109
- 109-223



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Ward 10 Abate List Properties



Legend

Amount of Abate List Properties

- High
- Low
- Neighborhoods
- Parks
- Water Bodies

Summary

Neighborhood	Number of Abate List Properties
CARAG	52
Cedar - Isles - Dean	0
East Harriet	0
ECCO	12
Lowry Hill East	62
West Calhoun	0
Whittier	116
Ward 10 Total:	242



0 0.375 0.75 1.5 Miles



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CARAG Abate List Properties



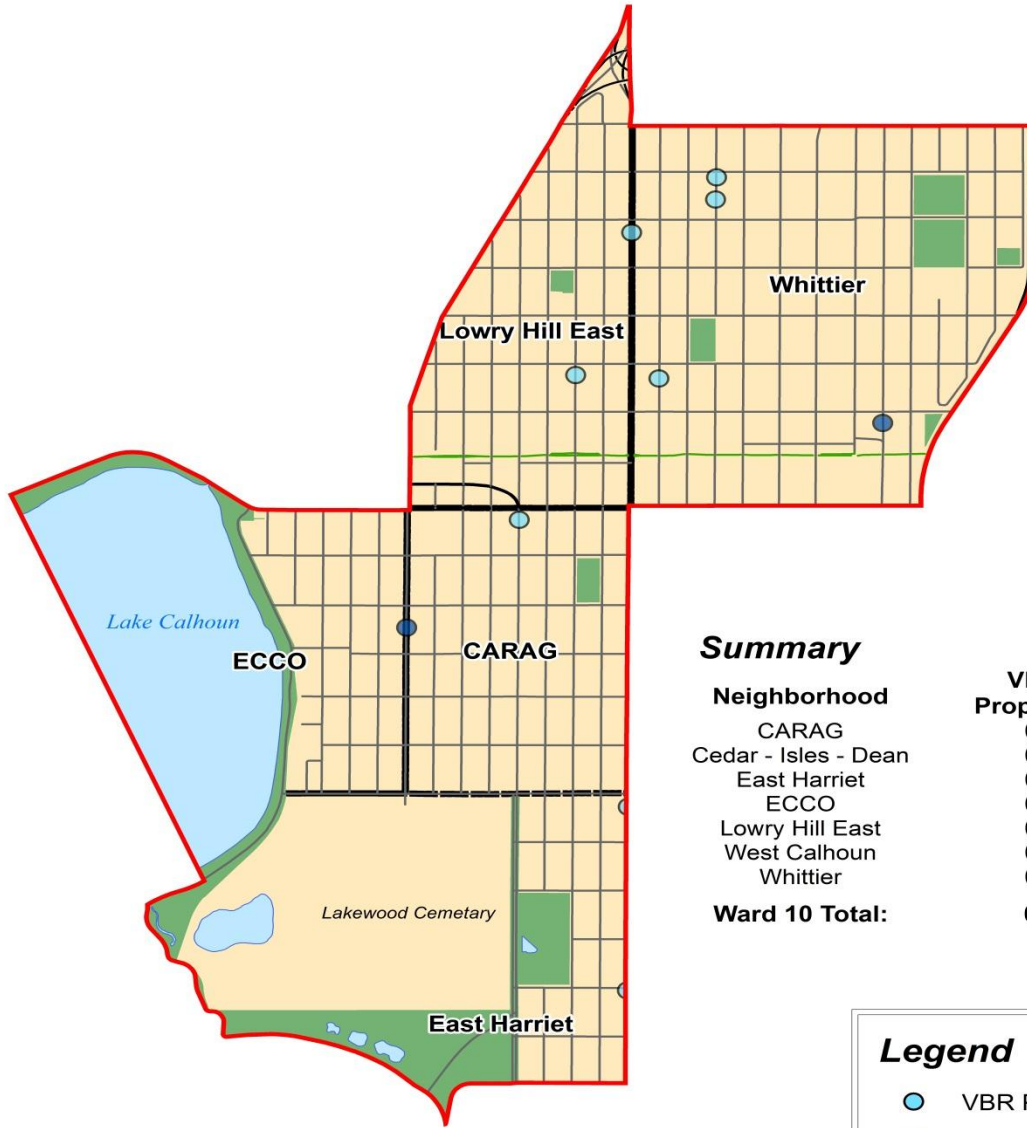
Summary

Neighborhood	Number of Abate List Properties
CARAG	52
Ward 10 Total:	242

Legend

- Abate List Properties

Ward 10 Condemned and Vacant (VBR) Properties



Summary

Neighborhood	VBR Properties	CON & VBR Properties
CARAG	01	01
Cedar - Isles - Dean	00	00
East Harriet	02	00
ECCO	00	00
Lowry Hill East	02	00
West Calhoun	00	00
Whittier	03	01
Ward 10 Total:	08	02

Legend

- VBR Properties
- Condemned & VBR Properties
- Neighborhoods
- Parks
- Water Bodies

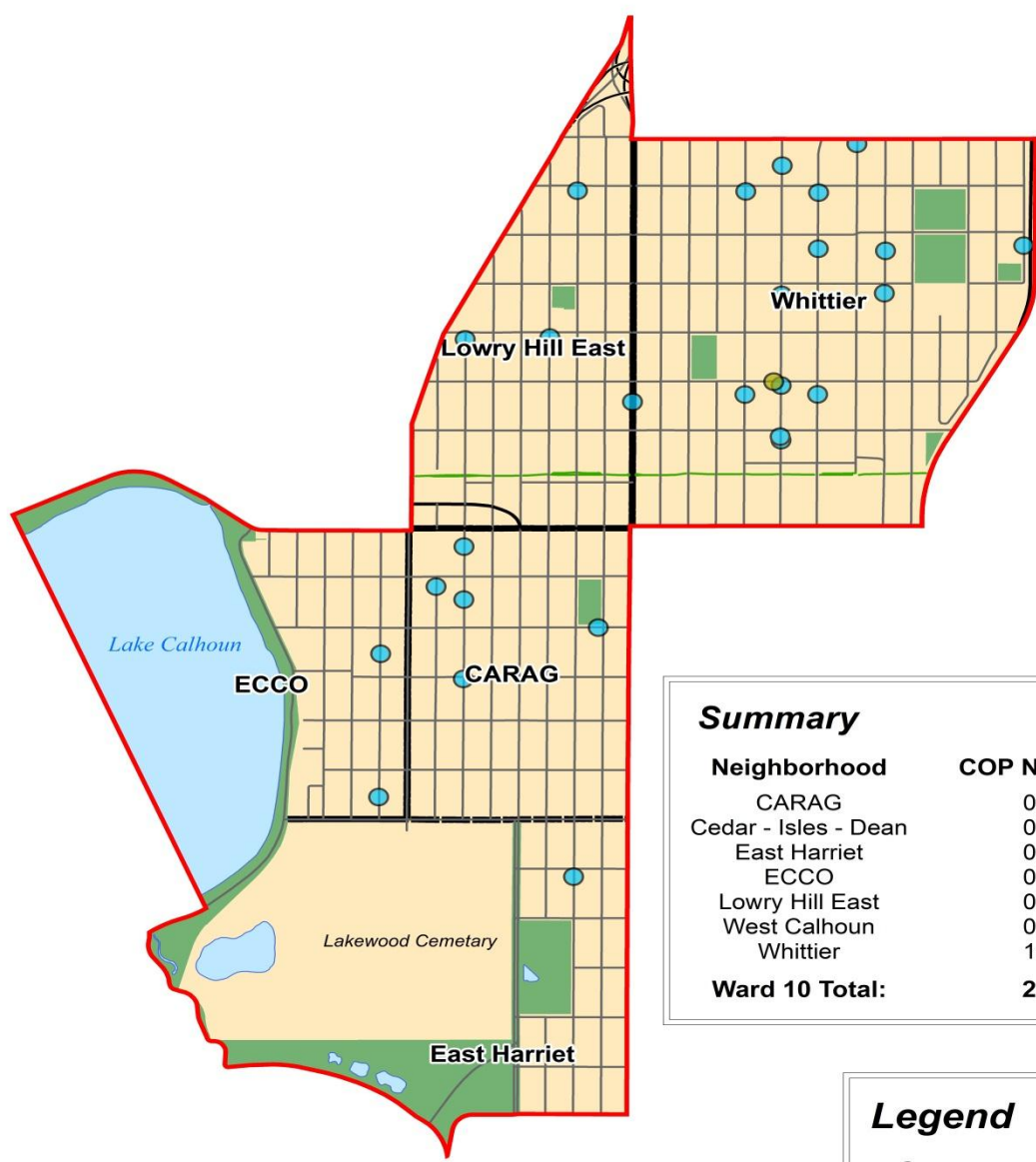


0 0.375 0.75 1.5 Miles



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December 18, 2014

Ward 10 Conduct on Premise (COP) & Problem (PPU) Properties



Summary

Neighborhood	COP Notices	PPU Properties
CARAG	05	00
Cedar - Isles - Dean	00	00
East Harriet	01	00
ECCO	02	00
Lowry Hill East	04	00
West Calhoun	00	00
Whittier	14	01
Ward 10 Total:	26	01

Legend

- PPU Properties
- COP Properties
- Neighborhoods
- Parks
- Water Bodies



0 0.375 0.75 1.5 Miles



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December 18, 2014

CARAG Condemned, Conduct on Premise (COP), & Vacant (VBR) Properties



Summary

Neighborhood	COP Notices	PPU Properties	VBR Properties	CON & VBR Properties
CARAG	05	00	01	01
Ward 10 Total:	26	01	08	02

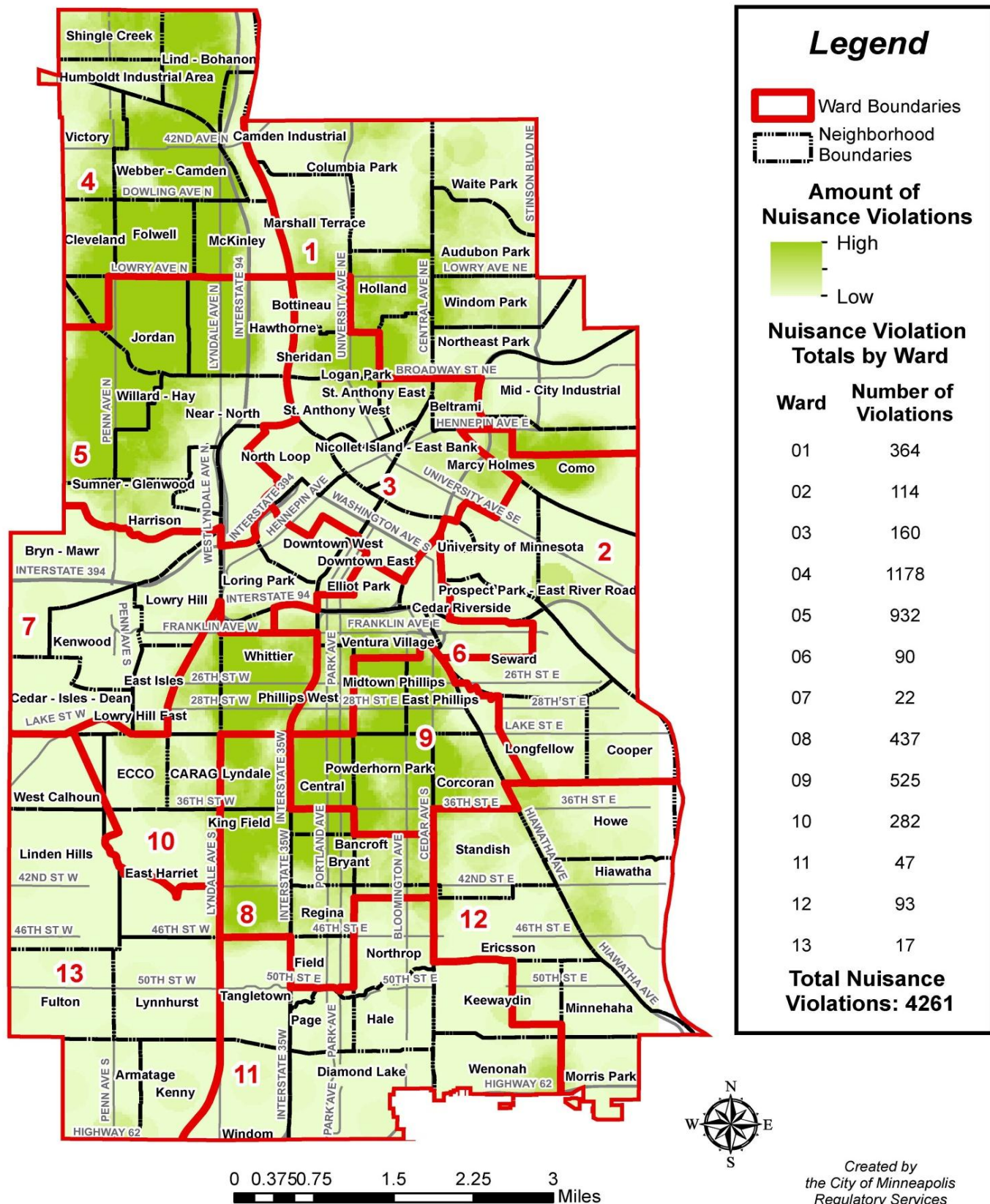
Legend

- COP Properties
- VBR Properties
- Condemned & VBR Properties

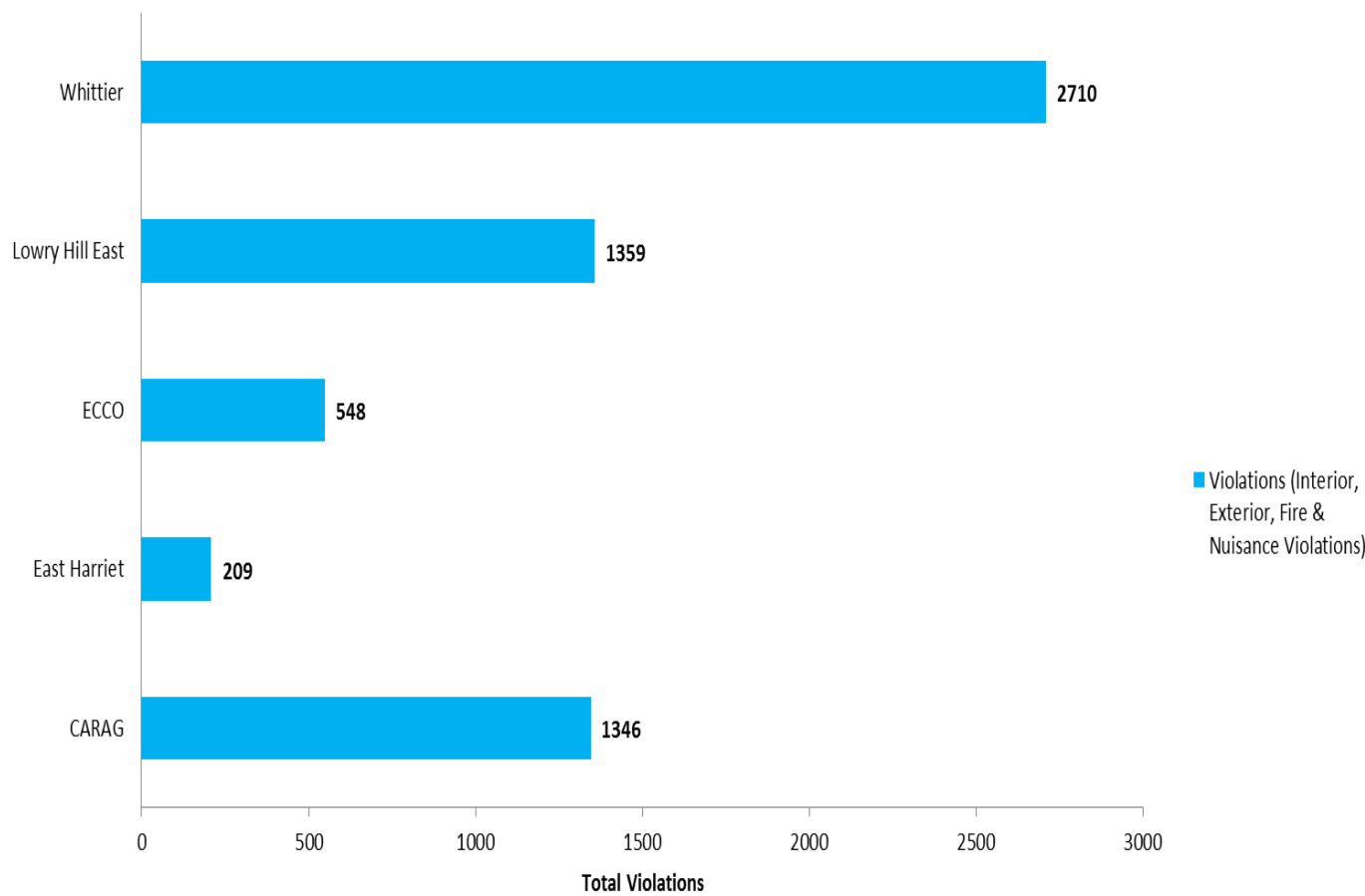


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December 24, 2014

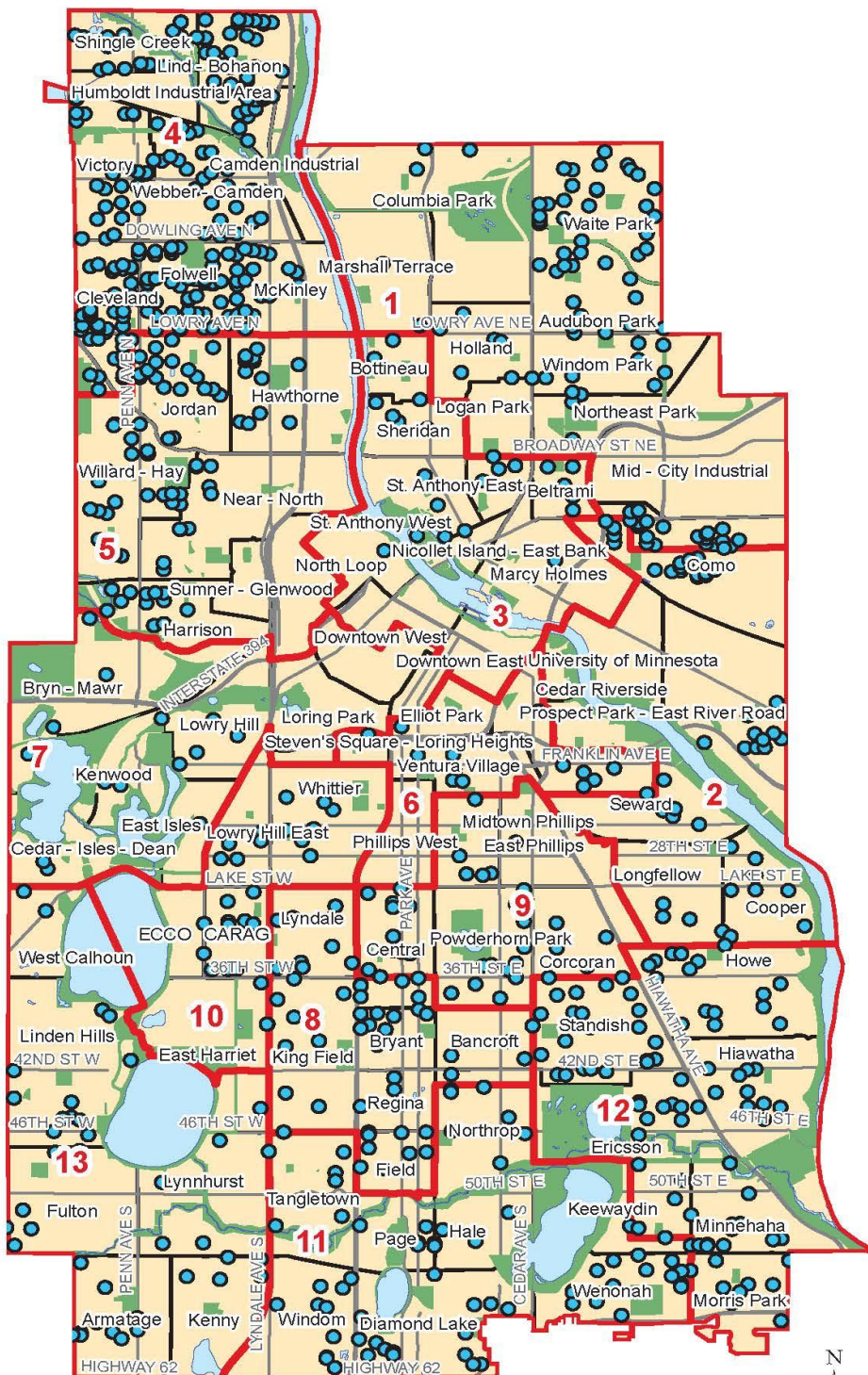
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Ward 10 Violations (last 2 years)



Citywide Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

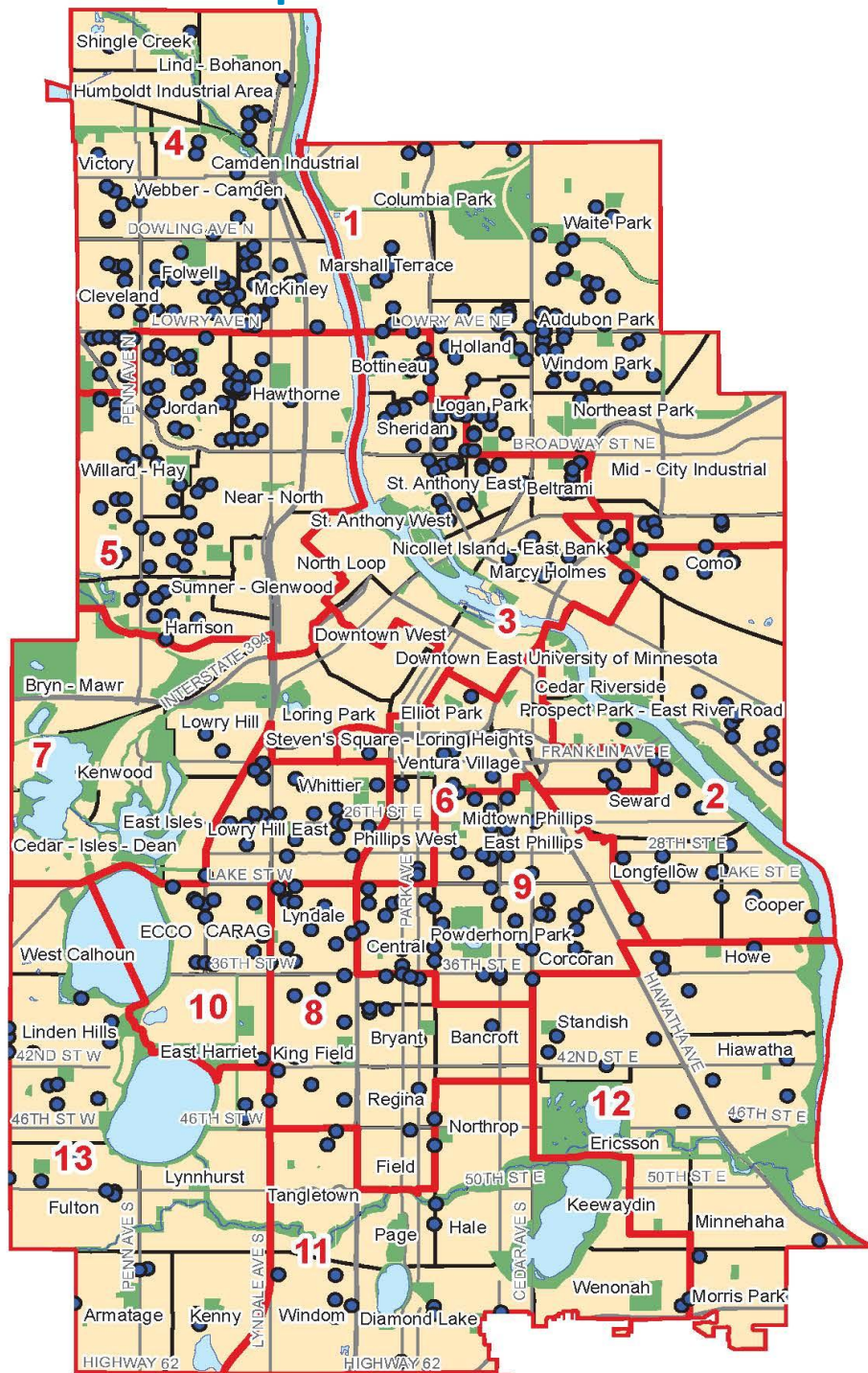
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

*6 Properties could not be identified

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May 16, 2014

Citywide Rental License Change of Ownerships in 2013



Legend

- Rental License
- CHOWN Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be identified

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Regulatory Services
May 16, 2014

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

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Residential inspections for multifamily (4+) buildings

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Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control